

BROWNWOOD
OPERATING BUDGET
BUDGET TO ACTUAL STATEMENT AS OF: January 31, 2019 (Unaudited)
Four (4) Months of Operations- 33.33% of Year

Account Number	Description of Account	Annual Budget	Actual Information			Percent of Annual Budget	Footnotes
			Current Month Actual	Year-to-Date Actual	Year-to-Date Variance		
	REVENUES:				Over/(Under)		
325214	CAM & Road Maintenance Assessment	\$ 1,605,754	\$ 267,626	\$ 1,070,503	\$ (535,251)	66.67%	A
341910	Sales Tax Collection Allowance	-	2	31	31	0.00%	
341999	Misc Revenue	-	-	41	41	0.00%	B
361102	Int Income - Cash Equiv	13,750	4,931	15,833	2,083	115.15%	C
	Total Revenues:	\$ 1,619,504	\$ 272,559	\$ 1,086,408	\$ (533,096)	67.08%	
361306	FLGIT-Unrealized Gain/Loss	-	1,443	2,370	2,370	0.00%	D
361307	LTIP - Unrealized Gain or Loss	-	(6,785)	(13,579)	(13,579)	0.00%	D
361309	FLFIT-Unrealized Gain/Loss	-	115	(74)	(74)	0.00%	C
361404	FMLvT-Realized Gain/Loss	-	3	3	3	0.00%	E
361409	FLFIT-Realized Gain/Loss	-	596	2,263	2,263	0.00%	C
362003	Ground Lease (T)	831	-	838	7	100.84%	F
362012	Rents & Leases/T-S	14,125	925	13,675	(450)	96.81%	G
	Total Available Resources:	\$ 1,634,460	\$ 268,856	\$ 1,091,904	\$ (542,556)	66.81%	
	EXPENDITURES:				Under/(Over)		
539311	Management Fees	\$ 321,718	\$ 26,809	\$ 107,246	\$ 214,472	33.34%	
539312	Engineering Services	8,500	1,179	4,794	3,706	56.40%	H
514313	Legal Services	4,000	-	360	3,640	9.00%	
539318	Technology Services	5,531	461	1,843	3,688	33.32%	
539319	Other Professional Services	19,247	832	3,559	15,688	18.49%	
	Subtotal Professional Services	\$ 358,996	\$ 29,281	\$ 117,802	\$ 241,194	32.81%	
539322	Auditing Services	4,000	-	1,000	3,000	25.00%	
	Subtotal Accounting Services	\$ 4,000	\$ -	\$ 1,000	\$ 3,000	25.00%	
539341	Janitorial Services	75,661	12,243	24,687	50,974	32.63%	
539343	Systems Management Support	1,785	373	974	811	54.57%	
	Subtotal Other Contractual Services	\$ 77,446	\$ 12,616	\$ 25,661	\$ 51,785	33.13%	
539412	Postage	100	-	-	100	0.00%	
	Subtotal Comm & Freight Services	\$ 100	\$ -	\$ -	\$ 100	0.00%	
539431	Electricity	37,192	2,902	11,905	25,287	32.01%	
539433	Water & Sewer	7,088	665	2,367	4,721	33.39%	
539434	Irrigation Water	27,877	1,481	7,903	19,974	28.35%	
539436	Solid Waste	3,299	250	1,000	2,299	30.31%	
	Subtotal Utilities Services	\$ 75,456	\$ 5,298	\$ 23,175	\$ 52,281	30.71%	
539444	Storage Unit Rental	1,188	95	190	998	15.99%	
500442	Subtotal Rentals & Leases	\$ 1,188	\$ 95	\$ 190	\$ 998	15.99%	
539451	Casualty & Liability Insurance	57,189	-	51,355	5,834	89.80%	I
	Subtotal Insurance	\$ 57,189	\$ -	\$ 51,355	\$ 5,834	89.80%	
539462	Building/Structure Maintenance	** 218,916	2,076	23,667	195,249	10.81%	
539463	Landscape Maint.- Recurring	291,410	21,009	84,036	207,374	28.84%	
539464	Landscape Maint.-Non-Recurring	40,500	477	1,654	38,846	4.08%	
539468	Irrigation Repair	4,500	504	1,827	2,673	40.60%	
539469	Other Maintenance	155,391	10,709	21,549	133,842	13.87%	
	Subtotal Repair & Maintenance Services	\$ 710,717	\$ 34,775	\$ 132,733	\$ 577,984	18.68%	
539491	Bank Charges	100	-	-	100	0.00%	
539493	Permits & Licenses	175	175	175	-	100.00%	J
539497	Legal Advertising	2,000	24	168	1,832	8.40%	
539498	Project Wide Fees	209,125	17,427	69,709	139,416	33.33%	
539499	Misc Current Charges	16,000	270	6,020	9,980	37.63%	
	Subtotal Other Current Charges	\$ 227,400	\$ 17,896	\$ 76,072	\$ 151,328	33.45%	
539522	Operating Supplies	500	-	-	500	0.00%	
539524	Non-Capital FF&E	12,000	-	-	12,000	0.00%	
	Subtotal Operating Supplies	\$ 12,500	\$ -	\$ -	\$ 12,500	0.00%	
	Subtotal Operating Expenditures	\$ 1,524,992	\$ 99,961	\$ 427,988	\$ 1,097,004	28.06%	
539633	Infrastructure	\$ 19,812	\$ -	\$ -	\$ 19,812	0.00%	
539912	Trans to Oth Roads	37,500	3,125	12,500	25,000	33.33%	
	Transfers	\$ 57,312	\$ 3,125	\$ 12,500	\$ 44,812	21.81%	
	Total Expenditures	\$ 1,582,304	\$ 103,086	\$ 440,488	\$ 1,141,816	27.84%	
369901	Change in Unreserved Net Position	\$ 52,156	\$ 165,770	\$ 651,416	\$ 599,260		

Change in Net Assets indicates a budget addition in Working Capital \$71,968 and a reduction in Roads R&R (\$19,812).

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Fund Balance Analysis:		Balance Forward 09/30/18	Current Month Actual	Year to Date Actual	Current Balance
284000	Net Assets, Unassigned	\$ 2,139,149	\$ 165,770	\$ 651,416	\$ 2,790,565
282005	Committed R&R Roads	156,007	3,125	12,500	168,507
Total Fund Balance		\$ 2,295,156	\$ 168,895	\$ 663,916	\$ 2,959,072
Footnotes:					
A:	CAM & Road Maintenance Assessment revenue is billed to owners in six monthly installments from October to March.				
B:	Miscellaneous Revenue includes the annual electric reimbursement.				
C:	Interest Income includes monthly interest from CFB, our depository bank, and investments with Florida Cooperative Liquid Assets Security System (FLCLASS), and Florida Fixed Income Trust (FLFIT).				
		Month	CFB	FLCLASS	FLFIT
		Sep-18	1.43%	2.22%	2.36%
		Oct-18	1.64%	2.29%	2.58%
		Nov-18	1.64%	2.41%	2.64%
		Dec-18	1.73%	2.51%	2.69%
		Jan-19	1.89%	2.63%	2.61%
D:	The Unrealized gain/loss and rate of return for FLGIT and LTIP will not be available until next month.				
		Month	FLGIT	LTIP	
		Sep-18	0.00%	-0.35%	
		Oct-18	0.96%	-63.06%	
		Nov-18	3.37%	12.39%	
		Dec-18	6.73%	-53.31%	
		Jan-19	--	--	
E:	FMIvT conducted an audit and determined the District was owed additional realized gain.				
F:	Ground Lease billing is an annual invoice that was sent in October.				
G:	Rent & Leases Revenue is the annual Continuing Use Agreement and the additional use of Paddock Square outside the normal agreement schedule. □				
H:	Engineering Service expenditures are for the Kiessel road modifications and water resource management.				
I:	The liability and property insurance premiums for the fiscal year were paid in the month of October.				
J:	Annual Special District fee for the State of Florida was incurred in the month of January.				
**	2017-18 Carryforward and 2018-19 Budget Amendment				
	Working Capital	-	\$ 39,667		
	Building/Structure Maintenance	+	\$ 39,667		